

## **ARTICLE VI RESIDENTIAL DISTRICTS**

### **SECTION**

#### **600 RESIDENTIAL DISTRICTS**

##### **600.1 Intent and Purpose**

- A. To provide residential districts of varying densities in accordance with the adopted Year 2010 Plan;
- B. To ensure that structures and uses are compatible within each residential district;
- C. To allow the necessary accessory structures and uses associated with such districts;
- D. To protect residential property values to the extent possible;
- E. To promote privacy by providing usable open space on the same lot with residential development; and
- F. To encourage superior site planning and environmental design for planned developments.

##### **601 RE - RURAL ESTATE**

##### **601.1 Permitted Uses**

- A. One-family detached dwellings;
- B. Accessory buildings and uses (see Sec. 405, 406);
- C. Obstructions permitted in required yards, including fences (see Sec. 405.2, 405.3);
- D. Day- or night-care facilities (see Sec. 300);
- E. Community-based housing for six (6) residents or less, provided such uses are located 1,320 feet apart;
- F. Parks and recreational areas, when publicly owned;
- G. Agricultural uses (but not including animal husbandry), provided they are conducted in a manner so as not to be deemed a nuisance;
- H. Home occupations;
- I. Public educational facilities.

##### **601.2 Special Uses** As Listed In Sec. 608

##### **601.3 Bulk Regulations and Performance Standards**

- A. Lot Size:** Permitted uses shall be located on a lot that is a minimum of one-half (½) acre (21,780 sq. ft.) in size with a minimum width of 125 feet at the building setback line.
- B. Required Yards**
  - 1. Front Yard: A depth equal to one-half the right-of-way, but not less than thirty (30) feet nor more than sixty (60) feet, or according to the plat of record, whichever is more restrictive.
  - 2. Side Yards: Not less than twenty (20) feet on each side.
  - 3. Rear Yard: Not less than seventy-five (75) feet.
- C. Height Limitation**

Thirty-five (35) feet, or 2½ stories, whichever is less. (See "Building Height" definition in Sec. 300.)
- D. Required Parking** (See Sec. 1300)

**E. Maximum Impervious Surface Ratio (MISR)**

In the RE District, the MISR shall be 0.40:1.

**601.4 Prohibited Uses**

**A. Inoperable and Unlicensed Vehicles**

The outside storage of inoperable or unlicensed vehicles and vehicle parts is prohibited.

**B. Prohibited Animals**

The keeping of livestock, domestic or wild animals or any hoofed animal is prohibited. The keeping of four (4) or fewer animals over the age of four (4) months such as dogs, cats or other non-hoofed animals customarily kept as pets which are being kept as pets is permitted, subject to the provisions of Chapter 5 of the City of Rockford Code of Ordinance.

**602 R-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT**

**602.1 Permitted Uses**

- A. One-family detached dwellings (maximum gross density of 5.65 dwelling units per acre);
- B. Uses legally established prior to the date of this Ordinance listed as Permitted Uses in the R-2 District; specifically, two-family structures (maximum gross density of 11.31 dwelling units per acre), excluding Sec. 603.1(C);
- C. Accessory buildings and uses (see Sec. 405, 406);
- D. Obstructions permitted in required yards, including fences (see Sec. 405.2, 405.3);
- E. Day- or night-care facilities (see Sec. 300);
- F. Community-based housing for six (6) residents or less, provided such uses are spaced 1,320 feet apart;
- G. Parks or recreational areas (when publicly owned);
- H. Public educational facilities;
- I. Home occupations

**602.3 Bulk Regulations and Performance Standards**

**A. Lot Size**

Minimum lot size is 7,700 square feet with a minimum width of seventy (70) feet at the building setback line. By means of a Special Use Permit, lot size may be reduced to 6,600 square feet with a minimum width at the building setback line of sixty feet.

**B. Required Yards**

- 1. Front yards: A depth equal to one-half ( $\frac{1}{2}$ ) the right-of-way, but not less than thirty (30) feet nor more than sixty (60) feet, or according to the plat of record, if the plat of record is more restrictive.
- 2. Side yards: Not less than six (6) feet with a combined total of twenty percent (20%) of the lot width at the building setback line or twenty (20) feet combined, whichever is less.
- 3. Rear yard: Not less than thirty (30) feet.

**C. Height Limitation**

Thirty-five (35) feet, or 2½ stories, whichever is less.

**D. Required Parking** (See Sec. 1300)

**E. Maximum Impervious Surface Ratio (MISR)**

In the R-1 District, the MISR shall be 0.40:1.

**602.4 Prohibited Uses**

**A. Inoperable and Unlicensed Vehicles**

The outside storage of inoperable or unlicensed vehicles and vehicle parts is prohibited.

**B. Prohibited Animals**

The keeping of livestock, domestic or wild animals or any hoofed animal is prohibited. The keeping of four (4) or fewer animals over the age of four (4) months such as dogs, cats or other non-hoofed animals customarily kept as pets which are being kept as pets is permitted, subject to the provisions of Chapter 5 of the City of Rockford Code of Ordinance.

**603 R-2 - TWO-FAMILY RESIDENTIAL DISTRICT**

**603.1 Permitted Uses**

- A. One-family detached dwellings;
- B. Two-family structures (maximum gross density of 11.31 dwelling units per acre);
- C. Uses legally established prior to the date of this Ordinance listed as Permitted Uses in the RM District; specifically, three- and fourplex structures (maximum gross density of 9.90 dwelling units per acre), excluding Sec. 604.1(D);
- D. Accessory buildings and uses (see Sec. 405, 406);
- E. Community-based housing for eight (8) residents per structure, providing such uses are spaced 1,320 feet apart;
- F. Obstructions permitted in required yards, including fences (see Sec. 405.2, 405.3);
- G. Public educational facilities;
- H. Parks and recreational areas, when publicly owned;
- I. Home occupations;
- J. Day- or night-care facilities.

**603.2 Special Uses:** As Listed In Sec. 608

**603.3 Bulk Regulations**

**A. Lot Size**

Minimum lot size is 7,700 square feet, with a minimum width of seventy (70) feet at the building setback line. There shall be a minimum of 3,850 square feet of land area per unit, including Planned Residential Developments.

**B. Required Yards**

- 1. Front yard: A depth equal to one-half ( $\frac{1}{2}$ ) the right-of-way but not less than thirty (30) feet nor more than sixty (60) feet, or according to the plat of record, if the plat of record is more restrictive.
- 2. Side yards: Not less than six (6) feet with a combined total of twenty percent (20%) of the lot width at the building setback line or twenty (20) feet combined, whichever is less.
- 3. Rear yard: Not less than thirty (30) feet.

**C. Height Limitation**

Thirty-five (35) feet, or 2½ stories, whichever is less.

**D. Required Parking** (See Sec. 1300)

**E. Maximum Impervious Surface Ratio (MISR)**

In the R-2 District, the maximum MISR shall be 0.40:1.

**603.4 Prohibited Uses**

**A. Inoperable and Unlicensed Vehicles**

The outside storage of inoperable or unlicensed vehicles and vehicle parts is prohibited.

**B. Prohibited Animals**

The keeping of livestock, domestic or wild animals or any hoofed animal is prohibited. The keeping of four (4) or fewer animals over the age of four (4) months such as dogs, cats or other non-hoofed animals customarily kept as pets which are being kept as pets is permitted, subject to the provisions of Chapter 5 of the City of Rockford Code of Ordinance.

**604 RM - MULTIFAMILY RESIDENTIAL DISTRICT**

**604.1 Permitted Uses**

- A. One-family detached dwellings;
- B. Two-family structures;
- C. Three- and fourplex structures (maximum gross density of 9.90 dwelling units per acre);
- D. Uses legally established prior to the date of this Ordinance listed as Permitted Uses in the R-3 District; specifically, multifamily structures (maximum gross density of fifteen [15] dwelling units per acre), excluding Sec. 605.1(D);
- E. Accessory buildings and uses (see Sec. 405, 406);
- F. Community-based housing for up to eight (8) residents, provided such uses are spaced 1,320 feet apart;
- G. Obstructions permitted in required yards, including fences (see Sec. 405.2, 405.3);
- H. Day- or night-care facilities;
- I. Parks or recreational areas when publicly owned;
- J. Public educational facilities;
- K. Home occupations.

**604.2 Special Uses** As Listed In Sec. 608

**604.3 Bulk Regulations and Performance Standards**

**A. Lot Size**

Minimum lot size is 8,800 square feet, with a minimum width at the established building setback line of eighty (80) feet. In addition, there shall be a minimum of 4,400 square feet per unit.

**B. Required Yards**

1. Front yard: A depth equal to one-half (½) the right-of- way but not less than thirty (30) feet nor more than sixty (60) feet, or according to the plat of record, if the plat of record is more restrictive.

2. Side yards: Not less than six (6) feet with a combined total of twenty percent (20%) of the lot width at the building setback line or twenty (20) feet combined, whichever is less.
3. Rear Yard: Not less than thirty (30) feet.

**C. Height Limitation**

Thirty-five (35) feet or 2½ stories, whichever is less.

**D. Required Parking** (See Sec. 1300)

**E. Maximum Impervious Surface Ratio (MISR)**

In the R-M District, the MISR shall be 0.55:1.

**604.4 Prohibited Uses**

**A. Inoperable And Unlicensed Vehicles**

The outside storage of inoperable or unlicensed vehicles and vehicle parts is prohibited.

**B. Prohibited Animals**

The keeping of livestock, domestic or wild animals or any hoofed animal is prohibited. The keeping of two (2) or fewer animals over the age of four (4) months such as dogs, cats or other non-hoofed animals customarily kept as pets which are being kept as pets is permitted, subject to the provisions of Chapter 5 of the City of Rockford Code of Ordinance.

**605 R-3 - MULTIFAMILY RESIDENTIAL DISTRICT**

**605.1 Permitted Uses**

- A. One-family detached dwellings;
- B. Two-family structures;
- C. Multifamily structures (maximum gross density of 15 dwellings units per acre);
- D. Multifamily structures legally established prior to the date of this Ordinance (with maximum gross density of 15-30 dwelling units per acre);
- E. Accessory buildings and uses (see Sec. 405, 406);
- F. Community-based housing for up to fifteen (15) residents, provided such housing is spaced 1,320 feet apart;
- G. Obstructions permitted in required yards, including fences (see Sec. 405.2, 405.3);
- H. Day- or night-care facilities;
- I. Parks or recreational areas when publicly owned;
- J. Public educational facilities;
- K. Home occupations.

**605.2 Special Uses As Listed In Sec. 608**

**605.3 Bulk Regulations and Performance Standards**

**A. Lot Size**

Minimum lot size is 8,800 square feet, with a minimum width of eighty (80) feet at the building setback line. In addition, there shall be a minimum of 2,900 square feet per unit.

**B. Required Yards**

1. Front yard: A depth equal to one-half (½) the right-of-way, but not less than thirty (30) feet nor more than sixty (60) feet, or according to the plat of record, if the plat of record is more restrictive.
2. Side yards: Not less than six (6) feet, with a combined total of twenty percent (20%) of the lot width at the building setback line or twenty (20) feet combined, whichever is less. When the height will be greater than twenty-five (25) feet, then each additional four (4) feet in height will require one (1) additional foot of side yard ON EACH SIDE.
3. Rear yard: Not less than thirty (30) feet.

**C. HEIGHT LIMITATION**

Forty (40) feet, or three (3) stories, whichever is less.

**D. REQUIRED PARKING** (See Sec. 1300)

**E. MAXIMUM IMPERVIOUS SURFACE RATIO (MISR)**

In the R-3 District, the MISR shall be 0.60:1.

**605.4 Prohibited Uses**

**A. Inoperable And Unlicensed Vehicles**

The outside storage of inoperable or unlicensed vehicles and vehicle parts is prohibited.

**B. Prohibited Animals**

The keeping of livestock, domestic or wild animals or any hoofed animal is prohibited. The keeping of two (2) or fewer animals over the age of four (4) months such as dogs, cats or other non-hoofed animals customarily kept as pets which are being kept as pets is permitted, subject to the provisions of Chapter 5 of the City of Rockford Code of Ordinance.

**606 R-4 - MULTIFAMILY RESIDENTIAL DISTRICT**

**606.1 Permitted Uses**

- A. One-family detached dwellings;
- B. Two-family structures;
- C. Multifamily structures (maximum density of thirty [30] dwelling units per acre;
- D. Multifamily structures legally established prior to the date of this Ordinance, with dwelling unit densities exceeding thirty (30) dwelling units per acre;
- E. Accessory buildings and uses (see Sec. 405, 406);
- F. Obstructions permitted in required yards, including fences (see Sec. 405.2, 405.3);
- G. Boarding houses;
- H. Community-based housing for up to fifteen (15) residents per structure, provided such housing is located 1,320 feet apart;
- I. Day-or night-care facilities;
- J. Parks or recreational areas when publicly owned;
- K. Public educational facilities;
- L. Home occupations.

**606.2 Special Uses As Listed In Sec. 608**

**606.3 Bulk Regulations And Performance Standards**

**A. Lot Size**

Minimum lot size is 8,800 square feet, with a minimum width at the building setback line of eighty (80) feet. In addition, there shall be a minimum of 1,450 square feet per unit.

**B. Required Yards**

1. Front yard: A depth equal to one-half ( $\frac{1}{2}$ ) the right-of-way, but not less than thirty (30) feet nor more than sixty (60) feet, or according to the plat of record, if the plat of record is more restrictive.
2. Side yards: Not less than six (6) feet, with a combined total of twenty percent (20%) of the lot width at the building setback line, or twenty (20) feet combined, whichever is less. When height will be greater than twenty-five (25) feet, then each additional four (4) feet in height will require one additional foot of side yard ON EACH SIDE.
3. Rear yard: Not less than thirty (30) feet.

**C. Height Limitation**

Maximum height shall be forty-five (45) feet, or four (4) stories, whichever is less. The R-4 District shall also include a maximum Floor Area Ratio of 1:1. Impervious Surface Ratio, parking requirements and setback requirements shall be factors to include in this determination.

**D. Required Parking** (See Sec. 1300)

**E. Maximum Impervious Surface Ratio (MISR)**

In the R-4 District, the MISR shall be 0.70:1.

**606.4 Prohibited Uses**

**A. Inoperable and Unlicensed Vehicles**

The outside storage of inoperable or unlicensed vehicles and vehicle parts is prohibited.

**B. Prohibited Animals**

The keeping of livestock, domestic or wild animals or any hoofed animal is prohibited. The keeping of two (2) or fewer animals over the age of four (4) months such as dogs, cats or other non-hoofed animals customarily kept as pets which are being kept as pets is permitted, subject to the provisions of Chapter 5 of the City of Rockford Code of Ordinance.

**607 RC - RESIDENTIAL CONSERVATION DISTRICT**

**607.1 Statement of Purpose**

This district is intended to ensure the preservation of buildings and structures which, in their aggregate or individually, are of special community significance. This district shall overlay properties in areas already classified in other residential districts that have been established as HISTORIC DISTRICTS pursuant to the provisions of Chapter 13.5 of the Code of Ordinances of the City of Rockford. (Ord.1993-345-O)

**607.2 Permitted Uses**

Permitted uses, special uses, bulk and parking regulations shall be those applicable for the underlying zoning district. Height limitations of the underlying zoning district may be exceeded only when required by design constraints of the Rockford Historic Preservation Commission in granting a Certificate of Appropriateness.

**607.3 Zoning Application**

All zoning applications must be referred to the ROCKFORD HISTORIC PRESERVATION COMMISSION prior to the scheduled Zoning Board of Appeals meeting for a "Certificate of Appropriateness."

**607.4 External Changes**

Any external changes not requiring action by the Zoning Board of Appeals, but which do require a "Certificate of Appropriateness" from the Rockford Historic Preservation Commission, shall have said Certificate prior to granting zoning clearance.

**607.5 Lot Sizes**

- A. All existing lots of record as of the date of the 1981 Residential Conservation Combining District (Ord.1981-44-0) shall be considered conforming and may be used for a permitted use, provided it is developed in conformance with all other provisions of this district.
- B. All lots created after the date of the 1981 Combining District Ordinance shall provide the minimum lot area and width as required in the pre-fixed residential district.

**607.6 Required Yards**

- A. New construction: All new construction must meet the required yards of the underlying residential district.
- B. Major repair and remodeling to an existing building is permitted provided that there is no change to any existing nonconforming setbacks.

**608 SCHEDULE OF SPECIAL USE PERMITS IN RESIDENTIAL DISTRICTS**

**See next page.**



**SCHEDULE OF SPECIAL USE PERMITS IN RESIDENTIAL DISTRICTS**

	<b>RE</b>	<b>R1</b>	<b>R2</b>	<b>RM</b>	<b>R3</b>	<b>R4</b>
Alcohol, sale of, in private clubs	S	N	N	N	N	S
Bed-and-Breakfast inns	S	S	S	S	S	S
Broadcast studio and transmission towers	S	N	N	N	N	N
Cemetery, crematory or mausoleum	S	S	S	S	S	S
Charitable and not-for-profit institution office	S	N	N	N	S	S
Church or similar religious institution	S	S	S	S	S	S
Club or lodge (private), including parks and recreational areas	S	N	N	N	N	S
Community service organization – multiple use	S	N	N	N	S	S
Educational facility, private	S	S	S	S	S	S
Funeral homes	S	N	N	N	N	S
Golf course (private, provided club house and accessory buildings are located 500 feet from any dwelling)	S	N	N	N	N	N
Group home for adjustment	N	N	N	N	S	S
Hospital	S	N	N	N	N	S
Planned Mixed-Use Development	S	S	S	S	S	S
Mobile home park	N	N	N	N	S	S
Mobile home subdivision	S	S	S	S	S	S
Nursing or convalescent home or hospice	S	N	N	N	S	S
Parking lot for nonresidential uses (passenger vehicles only)	N	N	N	N	S	S
Planned mixed-use development	S	S	S	S	S	S
Planned residential development	S	S	S	S	S	S
Public service and utility uses (see definition)	S	S	S	S	S	S
Shelter	N	N	N	N	N	S
Temporary real estate office in a model home (for one year)	S	S	S	S	S	S

KEY: S = Special Use Permit Required    N = Not Permitted

\* = Ord.1993-345-O